

ROBERT H. NELSON
School of Public Policy
University of Maryland

Education

B.A. Brandeis University (mathematics), 1966

Ph.D. Princeton University (economics), 1971

Fields for General Examinations: Public Finance, Econometrics and Money and Banking

Thesis: The Theory of Residential Location

Thesis advisors: William Baumol, David Bradford, Edwin Mills

N.S.F. Summer Study Program in Urban Economics, Stanford University, 1971

PROFESSIONAL EXPERIENCE

August 1993-Present

Professor, School of Public Policy, University of Maryland, College Park, Maryland

Professor in the environmental program within the School of Public Policy. Teach courses in environmental, natural resource and other policy areas. Teach the policy analysis workshop, which is designed to give students the communications and other practical skills needed to apply policy analysis in real world settings. Students in the School of Public Policy pursue masters and doctoral degrees in public policy and in public management.

May 2009-Present

Senior Fellow, The Independent Institute

Conduct studies and do research for The Independent Institute. A main area of concern is the role of religion in American public affairs. How does religion influence public decision making in the United States, considering both traditional religion and more recent secular forms of religion such as economics and environmentalism?

September 2007-Present

Affiliated Senior Scholar, Mercatus Center at George Mason University

Participate in seminars and other activities at the Mercatus Center. Study policy issues and write policy papers for publication by the Center. A main area of this policy research is the organization of local government in the United States, including the possibilities for its significant decentralization.

July 2006 – January 2007

Visiting Professor, Universidad Torcuato Di Tella, Buenos Aires, Argentina

Conducted research, gave seminars and otherwise participated in the intellectual life of the School of Government.

1995 - 2002

Senior Fellow, Competitive Enterprise Institute

Was responsible for the public lands program of the Competitive Enterprise Institute. Conducted studies of various environmental policy issues as part of the CEI environmental program. Represented CEI in congressional testimony, radio and television media, and other appearances.

September 2002-January 2003

Visiting Professor, Keio University, Tokyo, Japan

Taught an undergraduate and a graduate level course, gave several seminars, and otherwise participated in the intellectual life of the Keio Faculty of Law.

1975-1993

Member of Economics Staff, Office of Policy Analysis, Office of the Assistant Secretary for Policy, Management and Budget, U.S. Department of the Interior, Washington, D.C.

Conducted economic and policy studies of Interior Department programs. Worked especially closely with the Bureau of Land Management grazing, timber and coal leasing programs and with the Bureau of Indian Affairs economic development and education programs. From 1976 to 1983, played a leading role in policy studies for development of federal coal leasing programs. Served on interagency task forces with OMB, the Forest Service, Council on Wage & Price Stability, Department of Energy and other government agencies. Generally performed staff functions for the Assistant Secretary of the Interior for Policy, Management and Budget and for the Secretary of the Interior.

January 1991 to May 1991

Staff economist for the U.S. Senate Select Committee on Indian Affairs

Assisted (while on detail from Interior position) the Senate Select Committee on Indian Affairs in the development of legislation to promote the economic development of Indian reservations. This included bills to create enterprise zones on Indian reservations, to expand and simplify the use of tax exempt bond financing by Indian tribes, and to authorize greater contracting by Indian businesses with government agencies. Assisted in preparing materials for Congressional hearings relating to reservation economic development.

June 1990 to August 1990

Visiting Earhart Scholar, Political Economy Research Center, Bozeman, Montana.

Received funding from the Earhart Foundation to undertake study (while on leave of absence from Interior position) of the long run implications for public land policy of the spotted owl controversy in the Pacific Northwest. Wrote several papers on environmental policy making and on the differing intellectual frameworks, implicit "theologies," and other value elements that often play a major role in environmental policy debates.

July 1988 to October 1988

Visiting Senior Fellow, Marine Policy Center, Woods Hole Oceanographic Institution, Woods Hole, Mass.

Received funding from the Woods Hole Oceanographic Institution to prepare (while on leave of absence from Interior position) monograph applying the lessons of public lands leasing experience to issues in the design of a new leasing system for nonenergy ocean minerals. Wrote second draft of book begun at The Brookings Institution on value foundations of modern economics (published in 1991 as Reaching for Heaven on Earth: The Theological Meaning of Economics).

December 1987 to March 1988

Senior Research Manager of President's Commission on Privatization.

Served (while on detail from Interior position) as senior staff member for Commission, organizing research and assisting in drafting of briefing papers. Drafted two chapters for final Commission report addressing federal low income housing assistance and the overview philosophy of privatization.

May 1987 to February 1988

Project director for preparation of Report on BIA Education: Excellence in Indian Education through the Effective School Process.

Wrote most of 261-page report released by the Bureau of Indian Affairs in March 1988. Report prepared in coordination with and under the direction of the Office of Indian Education Programs, Bureau of Indian Affairs. Report provided comprehensive critique of BIA education and set of proposals for improvement.

April 1986 to February 1987

Visiting Scholar and Federal Executive Fellow at The Brookings Institution.

Wrote first draft of book examining the value foundations of modern economics, tracing the historical development of attitudes towards economic activities over 2,000 years.

May 1985 to March 1986

Chairman of Interior Department Task Force on Indian Economic Development.

Chaired Office of the Secretary task force and wrote most of 265-page task force report (released in November 1986) making recommendations for government actions to promote economic development of Indian reservations. Task force report attracted coverage by The

New York Times, Washington Post and other newspapers.

September 1983 to February 1984

Senior Economist of the Commission on Fair Market Value Policy for Federal Coal Leasing

Served (while on detail from Interior position) as writer, researcher and senior economist of the Commission, which was created by Act of Congress. Wrote drafts of several chapters of Commission report and served as spokesman for the technical staff in meetings and other contacts with Commission members.

1972-1974

Staff Economist, Twentieth Century Fund, New York, N.Y.

Solicited and reviewed proposals for public policy studies. Worked with authors of Twentieth Century Fund studies, a number of which became published books (e.g., Fred Hirsch, Social Limits to Growth, 1976). Designed foundation program in land use studies. Undertook personal research on zoning, resulting in 1977 in publication of Zoning and Property Rights (MIT Press).

Summer 1971

Consultant to Puerto Rico Planning Board

Conducted research and wrote study of low income housing problems in Puerto Rico.

1970-1972

Assistant Professor of Economics, City College of the City University of New York.

Taught urban economics and introductory economics at undergraduate and graduate levels. Conducted research on land use issues.

Awards and Honors

Winner of the 2010 Grand Prize of the Eric Hoffer Book Award for the best book of the year by an independent publisher -- for The New Holy Wars (2010)

Silver medal winner in the category of "Finance, Investment, Economics" of the 2010 Independent Publisher Book Awards (the "IPPYs") – for The New Holy Wars (2010).

Meritorious Service Award 1989, second highest award given by the Department of the Interior.

Office of the Secretary Performance Award, 1991

Office of the Secretary Superior Accomplishment Award, 1989

Office of the Secretary Special Achievement Award, 1983, 1984, 1988

Department of the Interior Appreciation Award, 1978

Rated "Outstanding" (highest rating possible) in job performance every year at

Interior for last ten years of employment

National Merit Scholarship Semifinalist

Professional Memberships

American Economic Association
Association for Public Policy Analysis and Management

Outside Activities

Tennis: Captain of Interior Department Tennis team, 1985-1993; President of Federal Inter-Departmental Tennis League, 1990-1991; ranked 10th in Middle Atlantic Section of USTA for men 40 and older, 1989.

Golf: Co-Captain of Brandeis University golf team, 1965-66.

Skiing, Camping, Hiking

PUBLICATIONS

Books

The New Holy Wars: Economic Religion versus Environmental Religion in Contemporary America (University Park, PA: Penn State Press, 2010). Winner of the 2010 Grand Prize of the Eric Hoffer Book Award as the best book of the year by an independent publisher and of a silver medal in the category of "Finance, Investment, Economics" of the 2010 Independent Publisher Book Awards (the "IPPYs").

Private Neighborhoods and the Transformation of Local Government (Washington, D.C.: The Urban Institute Press, 2005).

Economics as Religion: From Samuelson to Chicago and Beyond (University Park, PA: Penn State University Press, 2001; paperback 2002).

A Burning Issue: A Case for Abolishing the U.S. Forest Service (Lanham, MD: Rowman & Littlefield, 2000).

Public Lands and Private Rights: The Failure of Scientific Management -- Foreword by Sally K. Fairfax (Lanham, Md.: Rowman & Littlefield, hardback and paperback 1995).

Reaching for Heaven on Earth: The Theological Meaning of Economics -- Foreword by Donald N. McCloskey (Lanham, Md.: Rowman & Littlefield, 1991; paperback 1993).

The Making of Federal Coal Policy (Durham, N.C.: Duke University Press, 1983).

Zoning and Property Rights: An Analysis of the American System of Land Use Regulation (Cambridge, Mass.: MIT Press, 1977; paperback 1980).

Professional articles

“Homeowners Associations in Historical Perspective,” Public Administration Review (July/August 2011).

“La Religion Ambiental: Una Critica Teologica,” Revista Argentina de Teoria Juridica (October 2010).

“Max Weber Revisited,” in Ilkka Pyysiainen, ed. Religion, Economy, and Cooperation (Berlin: Mouton de Gruyter, 2010).

“Ecological Science as a Creation Story,” The Independent Review (Spring 2010).

“The Puzzle of Local Double Taxation: Why Do Private Community Associations Exist?,” The Independent Review (Winter 2009).

“Religion” in Jan Peil and Irene van Staveren, eds. The Handbook of Economics and Ethics (Northampton, MA: Edward Elgar, 2009 – paperback 2011).

“A Covenant for Globalization?: An Essay/Review of Max L. Stackhouse, *Globalization and Grace* (New York: Continuum, 2007),” in The Review of Faith and International Affairs (Winter 2008).

“Global Warming and Religion: Climate Policy as Applied Theology,” in The Global Warming Debate: Science, Economics, and Policy, Proceedings of a Conference Sponsored by the American Institute for Economic Research, November 2-3, 2007 (Great Barrington, MA: American Institute for Economic Research, May 2008).

“Community Associations: Decentralizing Local Government Privately,” in Gregory K. Ingram and Yu-Hung Hong, eds., Fiscal Decentralization and Land Policies (Cambridge, MA: Lincoln Institute of Land Policy, 2008).

“The Gospel According to Conservation Biology,” Philosophy and Public Policy Quarterly, Vol. 27, Nos. 3-4 (Summer/Fall 2007).

“The Philippine Economic Mystery,” The Philippine Review of Economics Vol. 44, No. 1 (June 2007).

“New Community Associations for Established Neighborhoods,” Review of Policy Research, Vol. 23, No. 6 (November 2006).

“Rethinking the American Constitution,” Philosophy and Public Policy Quarterly, Vol. 26, Nos. 3-4 (Summer/Fall 2006).

“Valuing Nature: Economic Analysis and Public Land Management, 1975-2000,” American

Journal of Economics and Sociology (July 2006); reprinted in Laurence S. Moss, ed., Natural Resources, Taxation & Regulation: Unusual Perspectives on a Classic Topic (Malden, MA: Blackwell Publishing, 2006).

"Economics as Religion: A Reply to the Commenters," [replies to eight articles about Robert H. Nelson's *Economics as Religion* in a law review symposium devoted to this book], Case Western Reserve Law Review (Spring 2006).

"The Theology of Economics," in James W. Henderson and John Pisciotta, eds., Faithful Economics: The Moral Worlds of a Neutral Science (Waco, TX: Baylor University Press, 2005).

"In Defense of Religious Neighborhood Associations," Philosophy and Public Policy Quarterly, Vol. 25, No. 4 (Fall 2005).

"All in the Name of Progress: An Essay Review of Paul R. Josephson's *Industrialized Nature*," Politics and the Life Sciences, Vol. 23, No. 2 (October 2005).

"Doing 'Secular Theology:' Business Ethics in Economic and Environmental Religion," in Nicholas Capaldi, ed., Business and Religion: A Class of Civilizations? (Salem, MA: M & M Scrivener Press, 2005).

"Scholasticism versus Pietism: The Battle for the Soul of Economics," Econ Journal Watch (December 2004).

"Environmental Religion: A Theological Critique," Case Western Reserve Law Review (Fall 2004).

"The Private Neighborhood," Regulation (Summer 2004).

"What is 'Economic Theology,'" The Princeton Seminary Bulletin (February 2004).

"Local Government as Private Property," in Harvey M. Jacobs, ed., Private Property in the 21st Century: The Future of an American Ideal (Northampton, MA: Edward Elgar in association with the Lincoln Institute of Land Policy, 2004).

"The Theological Meaning of Economics," in Paul Oslington, ed., Economics and Religion (Northampton, MA: Edward Elgar, 2004).

"The Rise of the Private Neighborhood Association: A Constitutional Revolution in Local Government," in Dick Netzer, ed., The Property Tax, Land Use and Land Use Regulation (Northampton, MA: Edward Elgar in association with the Lincoln Institute of Land Policy, 2003).

"Environmental Colonialism: 'Saving' Africa from Africans," The Independent Review (Summer 2003). Reprinted in Robert Higgs and Carl P. Close, eds., Re-Thinking Green: Alternatives to Environmental Bureaucracy (Oakland, CA: The Independent Institute, 2005).

“Privatizing the Neighborhood: A Proposal to Replace Zoning with Private Collective Property Rights to Existing Neighborhoods,” in David T. Beito, Peter Gordon, and Alexander Tabarrok, eds., The Voluntary City: Choice Community and Civil Society (Ann Arbor: University of Michigan Press, 2002).

“Western Myths and Realities,” Regulation (Summer 2002).

“Many Ways of Educating the Client,” Journal of Policy Analysis and Management (Winter 2002).

“Frank Knight and Original Sin,” The Independent Review (Summer 2001).

“Rethinking Scientific Management: Brand-New Alternatives for a Century-Old Agency,” in Roger A. Sedjo, ed., A Vision for the U.S. Forest Service: Goals for its Next Century (Washington, D.C.: Resources for the Future, 2000).

“The Forest Service’s Tinderbox,” Regulation, Vol. 23, No. 4 (2000).

“The Religion of Forestry: Scientific Management,” Journal of Forestry (November 1999).

“Zoning by Private Contract,” in F. H. Buckley, The Fall and Rise of Freedom of Contract (Durham, N.C.: Duke University Press, 1999).

“Privatizing the Neighborhood: A Proposal to Replace Zoning with Collective Private Property Rights to Existing Neighborhoods,” George Mason Law Review (Summer 1999).

“Public and Private in the Ownership and Management of Land in the United States,” Hitoshi Abe, Hiroko Sato and Chieko Kitagawa Otsuro, eds., JCAS Symposium Series 12 (Osaka, Japan: Japan Center for Area Studies (JCAS), National Museum of Ethnology, 1999).

“Economic Religion versus Christian Values,” Journal of Markets and Morality (October 1998).

“Public Land Federalism: Go Away and Give Us More Money,” in Terry L. Anderson and Peter J. Hill, eds., Environmental Federalism (Lanham, MD: Rowman and Littlefield, 1997).

Robert H. Nelson, “How to Reform Grazing Policy: Creating Forage Rights on Federal Rangelands,” Fordham Environmental Law Journal, No. 8 (1997).

“Is ‘Libertarian Environmentalist’ an Oxymoron?: The Crisis of Progressive Faith and the Environmental and Libertarian Search for a New Guiding Vision,” in John A. Baden and Donald Snow, eds., The Next West: Public Lands, Community and Economy in the American West (Washington, D.C.: Island Press, 1997).

“Does ‘Existence Value’ Exist?: An Essay on Religions, Old and New,” The Independent Review (March 1997). Reprinted in Robert Higgs and Carl P. Close, eds., Re-Thinking Green: Alternatives to Environmental Bureaucracy (Oakland, CA: The Independent Institute, 2005).

"In Memoriam: On The Death of the `Market Mechanism,'" Ecological Economics (March 1997).

"Calvinism Minus God: Environmental Restoration as a Theological Concept," in L. Anathe Brooks and Stacy D. VanDeveer, eds., Saving the Seas: Values, Scientists and International Governance (Maryland Sea Grant College, 1997).

"The Future of the National Forests," Society, November/December 1996.

"End of the Progressive Era: Toward Decentralization of the Federal Lands," in Philip D. Brick and R. McGregor Cawley, A Wolf in the Garden: The Land Rights Movement and the New Environmental Debate (Rowman and Littlefield, 1996).

"Foreword" to Jon A. Souder and Sally K. Fairfax, State Trust Lands: History, Management and Use (University of Kansas Press, 1996).

"Sustainability, Efficiency and God: Economic Values and the Sustainability Debate," Annual Review of Ecology and Systematics, Volume 26 (1995).

"Trends in Availability and Usage of Outdoor Recreation," in Julian L. Simon, ed., The State of Humanity (Blackwell, 1995).

"Federal Zoning: The New Era in Environmental Policy," in Bruce Yandle, ed., Land Rights: The 1990's Property Rights Rebellion (Lanham, MD: Rowman and Littlefield, 1995).

"Economics as Religion," in H. Geoffrey Brennan and A.M.C. Waterman, eds., Economics and Religion: Are They Distinct? (Boston: Kluwer Academic Publishers, 1994).

"The Federal Land Management Agencies," in Richard L. Knight and Sarah F. Bates, eds., A New Century for Natural Resources Management (Washington, D.C.: Island Press, 1995).

"Greasing the Skids for a New Federal Oil and Gas Leasing System," in Terry L. Anderson, ed., Multiple Conflicts over Multiple Uses (Bozeman, MT: Political Economy Research Center, 1994).

"Government as Theatre: Towards a New Paradigm for the Public Lands," University of Colorado Law Review Vol. 65, No. 2 (1994).

"How Much is Enough?: An Overview of the Benefits and Costs of Environmental Protection," in Roger E. Meiners and Bruce Yandle, eds., Taking the Environment Seriously (Lanham, Md.: Rowman and Littlefield, 1993).

"Environmental Calvinism: The Judeo-Christian Roots of Environmental Theology," in Roger E. Meiners and Bruce Yandle, eds., Taking the Environment Seriously (Lanham, Md.: Rowman and Littlefield, 1993).

(with Donald H. Rosenthal) "Why Existence Value Should not be Used in Cost Benefit Analysis,"

Journal of Policy Analysis and Management, (Winter 1992).

"Economists as Policy Analysts: Historical Overview," in David L. Weimer, ed., Policy Analysis and Economics: Developments, Tensions, Prospects, (Boston: Kluwer Academic Publishers, 1991).

"The Office of Policy Analysis in the Department of the Interior," Journal of Policy Analysis and Management, Summer 1989. Reprinted in Carol H. Weiss, Organizations for Policy Analysis: Helping Government Think, (Newbury Park, CA: Sage Publications, 1992).

"Introduction and Summary," to Joseph A. Pechman, ed., The Role of the Economist in Government: An International Perspective, (New York: New York University Press, 1989).

"Privatization of Federal Lands: What Did Not Happen," in Roger E. Meinert and Bruce Yandle, eds., Regulation and the Reagan Years: Politics, Bureaucracy and the Public Interest, (New York: Holmes and Meier for The Independent Institute, 1989).

"Zoning Myth and Practice -- From Euclid into the Future," in Charles M. Haar and Jerold S. Kayden, eds., Zoning and the American Dream: Promises Still to Keep, (Chicago: American Planning Association -- Planners Press, 1989).

"Guiding the Ocean Search Process: Applying Public Land Experience to the Design of Leasing and Permitting Systems for Ocean Mining and Ocean Shipwrecks," Ocean Development and International Law, Vol. 20 (1989).

"Economic Issues in the Multiple-Use Management of Public Rangelands," in Papers of the 1989 Annual Meeting -- Western Agricultural Economics Association, Coeur d'Alene, Idaho, July 9-12, 1989.

"The Privatization of Local Government: From Zoning to RCAs," in Residential Community Associations: Private Governments in the Intergovernmental System? (Washington, D.C.: Advisory Commission on Intergovernmental Relations, May 1989).

"Improving Market Mechanisms in U.S. Forestry," in Clark S. Binkley, Garry S. Brewer, and V. Alaric Sample, eds., Redirecting the RPA -- Proceedings of the 1987 Airlie House Conference on the Resources Planning Act, Bulletin 95, Yale School of Forestry and Environmental Studies (New Haven, Conn.: 1988).

"A Case for Governmental Decentralization," Halcyon 1988 -- A Journal of the Humanities, University of Nevada Press, Vol. 10, 1988.

"The Future of Federal Forest Management: Options for Use of Market Methods," in Phillip O. Foss, ed., Federal Lands Policy (New York: Greenwood Press, 1987).

"The Economics Profession and the Making of Public Policy," Journal of Economic Literature, March 1987.

(with Randal R. Rucker), "Federal Timber Sale Procedures: The Need for Reform," Western Journal of Applied Forestry, January 1987.

"Private Rights to Government Actions: How Modern Property Rights Evolve," University of Illinois Law Review, Issue 2, 1986.

"Mythology Instead of Analysis: The Story of Public Forest Management," in Robert T. Deacon and M. Bruce Johnson, eds., Forestlands: Public and Private (San Francisco: Pacific Institute for Public Policy Research, 1985).

(with Lucian Pugliaresi), "Timber Harvest Policy Issues on the O&C Lands," in Robert T. Deacon and M. Bruce Johnson, eds., Forestlands: Public and Private (San Francisco: Pacific Institute for Public Policy Research, 1985).

"NRDC v. Morton: The Role of Judicial Policymaking in Public Rangeland Management," Policy Studies Journal, December 1985.

"Ideology and Public Land Policy: The Current Crisis," in Sterling Brubaker, ed., Rethinking the Federal Lands (Washington, D.C.: Resources for the Future -- distributed by The Johns Hopkins University Press, 1984).

"The Subsidized Sagebrush: Why Privatization Failed," Regulation, July/August 1984.

"Why the Sagebrush Revolt Burned Out," Regulation, May/June 1984.

"Economic Analysis in Public Rangeland Management," in John Francis and Richard Ganzel, eds., Western Public Lands (Totowa, N.J.: Rowman and Allenheld, 1984).

"Zoning: A Private Alternative," in John Baden, ed., The Vanishing Farmland Crisis: Critical Views of the Movement to Preserve Agricultural Land (Lawrence, Ks.: University Press of Kansas, 1984).

"Private Neighborhoods: A New Direction for the Neighborhood Movement," in Charles C. Geisler and Frank J. Popper, eds., Land Reform, American Style (Totowa, N.J.: Rowman and Allenheld, 1984).

"The Future of Western and Federal Coal Production," in Ragaei El Mallakh, ed., Energy Development in the Western United States: Financing Prospects and International Implications (Boulder, Col.: International Research Center for Energy and Economic Development, 1984).

"Ideology and Free-Market Environmentalism," Journal of Contemporary Studies, Spring 1984.

(with Donald J. Bieniewicz), "Planning a Market for Federal Coal Leasing," Natural Resources Journal, July 1983.

"A Long Term Strategy for the Public Lands," in Richard Ganzel, ed., Resource Conflicts in the

West (Reno: Nevada Public Affairs Institute, University of Nevada, March 1983).

"Undue Diligence -- The Mine-It-or-Lose-It Rule," Regulation, January/February 1983.

"The Public Lands," in Paul R. Portney, ed., Current Issues in Natural Resource Policy (Washington, D.C.: Resources for the Future -- distributed by the Johns Hopkins University Press, 1982).

(with Christopher K. Leman) "The Rise of Managerial Federalism: An Assessment of Benefits and Costs," Environmental Law, Summer 1982.

(with Christopher K. Leman) "Ten Commandments for Policy Economists," Journal of Policy Analysis and Management, October 1981.

"A Private Property Right Theory of Zoning," The Urban Lawyer, Fall 1979.

"The Economics of Honest Trade Practices," Journal of Industrial Economics, June 1976.

"A New View of Landlord Behavior," The Southern Economic Journal, July 1974.

"Accessibility and Rent: Applying Becker's 'Time Price' Concept to the Theory of Residential Location," Urban Studies, February 1973.

"Housing Facilities, Site Advantages and Rent," Journal of Regional Science, August 1972.

"Economies of Scale and Market Size," Land Economics, August 1972.

(with James J. Heckman), "A Note on Second-Best Conditions for Public Goods," Public Finance, No.1, 1972.

Policy Papers and Monographs

Community Associations at Middle Age: A New Bankruptcy Law and Other Proposals Working Paper 10-72 (Arlington, VA: Mercatus Center at George Mason University, December 2010).

The Rise of Sublocal Governance, Working Paper 09-45 (Arlington, VA: Mercatus Center at George Mason University, December 2009).

(with Eileen Norcross), Moving Past Kelo: A New Institution for Land Assembly -- Collective Neighborhood Bargaining Associations, Policy Comment No. 23 (Arlington, VA: Mercatus Center at George Mason University, February 2009).

(with Kyle R. McKenzie and Eileen Norcross), Lessons from Business Development Districts: Building on Past Successes, Policy Primer No. 5 (Arlington, VA: Mercatus Center at George Mason University, July 2008).

(with Kyle R. McKenzie and Eileen Norcross), From BIDs to RIDs: Creating Residential Improvement Districts, Policy Comment No. 20 (Arlington, VA: Mercatus Center at George Mason University, May 2008).

Collective Private Ownership of American Housing: A Social Revolution in Local Governance , Working Paper No. 9/2000 (Turin, Italy: International Center for Economic Research, July 2000).

Entrance and Lodging Fees in the National Park System: Options for Zimbabwe, Working Paper No. 3/2000 (Turin, Italy: International Center for Economic Research, July 2000)

Frank Knight and Original Sin , Working Paper No. 7/2000 (Turin, Italy: International Center for Economic Research, May 2000).

(with Kay Muir-Leresche) Private Property Rights to Wildlife: The Southern African Experiment Working Paper No. 2/2000 (Turin, Italy: International Center for Economic Research, April 2000), also published by the Center for Private Conservation, Competitive Enterprise Institute, November 2000.

Ending the Forest Fire Gridlock: Making Fire Fighting I the West a State and Local Responsibility (Washington, D.C.: Competitive Enterprise Institute, March 1999).

How to Reform Grazing Policy: Creating Forage Rights on Federal Rangelands, (Washington, D.C.: Competitive Enterprise Institute, December 1996).

How Much is God Worth?: The Problems -- Economic and Theological -- of Existence Value, (Washington, D.C.: Competitive Enterprise Institute, May 1996).

How and Why to Transfer BLM Lands to the States, (Washington, D.C.: Competitive Enterprise Institute, January 1996).

How to Dismantle the Interior Department, (Washington, D.C.: Competitive Enterprise Institute, June 1995).

Popular Articles

“Oil Spill Hysteria,” The Weekly Standard, December 20, 2010

“The Bible, Science and Oil Spills,” op ed, The Denver Post, June 11, 2010 (the same op ed, under various other titles, appeared in the Minneapolis Star Tribune, Portland Oregonian, Miami Herald, Kansas City Star, Pittsburgh Review, Sacramento Bee, Idaho Statesman, Great Falls Tribune and other newspapers – 26 in all).

“New Religion of Environmentalism,” Atlanta Journal-Constitution, op ed, April 22, 2010.

“A Missed Opportunity on Energy,” The Baltimore Sun, op ed, February 17, 2010.

“Man vs. Wild,” Wall Street Journal, op ed, October 29, 2007.

“An Accidental Tax Boon,” The Washington Post, op ed, June 1, 2006.

“From BIDs to RIDs: Creating ‘Residential Improvement Districts,’” Policy Brief, DeVoe L. Moore Center, College of Social Sciences, Florida State University (April 2006).

“Welcome to the New – and Private – Neighborhood,” Reason (April 2006).

“The Opiate of Almost Everyone,” Liberty (February 2006).

“Transforming Local Government – Privately,” Monu : Magazine on Urbanism, Issue # 4 (2006).

“Home is Where the Rules Are: Love That Private Government,” Outlook Section, Washington Post, December 18, 2005.

“Privatizing the Inner City,” Forbes, December 12, 2005.

“Going Private,” Questions and Answers with Robert Nelson, based on interview with Michael Hill, Baltimore Sun, Ideas Section, October 2, 2005.

“Retro Metro,” Common Ground (the magazine of the Community Associations Institute), September/October 2005.

“Playing God Responsibly,” The Commonwealth Tree (August 2005).

“Pollution Violates Individual Rights,” Liberty, March 2005.

“Scorched-Earth Policies,” Wall Street Journal, November 3, 2003.

“Suppose the Globe Is Warming,” Liberty, February 2003.

“Environmentalism in Flames,” Liberty, December 2002.

“Shakedown in Johannesburg,” Liberty, November 2002.

“How to End Traffic Jams and Grow Smartly,” Fauquier Times-Democrat (Fauquier County, Virginia), September 25, 2002.

“Make Every Highway a Toll Road, and Watch Traffic Jams Vanish,” The Free Lance-Star (Fredericksburg, Virginia), August 31, 2002.

“Land of the Un-Free,” Financial Times, July 20, 2002.

“The Kyoto Protocol Has Too Many Flaws,” interview in Sankei Shimbun (Tokyo, Japan), August

25, 2002.

“P. T. Bauer: Defender of Liberty,” Liberty, July 2002.

“‘Smart Growth’ is Simply the Latest Signpost for the Failure Zone,” The Free Lance-Star (Fredericksburg, Virginia), March 10, 2002.

“Religion, Economics and the Market Paradox,” interview in Religion and Liberty (The Acton Institute), January and February 2002.

“Unseen Hand of Religion Extends America’s Reach,” Insight, November 5, 2001.

“Dick Cheney Was Right: The Energy Debate is about Virtue,” The Weekly Standard, June 11, 2001.

“The Forest Fires Next Time,” The Weekly Standard, February 19, 2001.

“Electoral Theology,” Liberty, February 2001.

“Forest Service Tinderbox Policies,” Washington Times, January 29, 2001.

“Forest Service Mismanagement is Reason to Privatize,” The Federal Times, November 27, 2000.

“Forest Fires Scorch Seven Million Acres,” Environment and Climate News, November 2000.

“Abolish the Forest Service,” Forbes, September 18, 2000.

“Fires by Design,” Washington Post, August 9, 2000; reprinted in the International Herald Tribune, Philadelphia Inquirer, Detroit News, St. Louis Post Dispatch and San Jose Mercury News.

“Who Really Burned Los Alamos?” Liberty, August 2000.

“Smokey Bear’s Bad Adventure: Timber-Box Timber and Voracious Forest Fires Are His Legacy,” Sacramento Bee, July 12, 2000.

“CARA Taxpayer Abuse in Green Wrapper,” Washington Times, June 28, 2000.

“Colorado Can Learn from Los Alamos,” Denver Post, June 25, 2000.

“Inequality: A Massive Increase?” Forbes, November 29, 1999.

“Forest Fires Rage as Government Fiddles,” Los Angeles Times, October 17, 1999.

“Michigan by the Sea,” The Weekly Standard, July 5/July 12, 1999.

"Pro-Choice Living Arrangements," Forbes , June 14, 1999.

"Public Lands: A System in Crisis," Forum (Summer 1999).

"Judicial Activism in Reverse," Forbes , November 16, 1998.

"Calvinism Minus God," Forbes , October 5, 1998.

"Schizophrenic Christians," Forbes , April 20, 1998.

"Forest Religion," Journal of Forestry (April 1998).

"Roll Out the Park Barrel," Forbes, February 9, 1998.

"Privatizing the Inner City," CEI Update, November 1997.

"Urban Environmentalism versus Rural America," Range (Fall 1997).

"Cannibals in Eden," Forbes, September 22, 1997.

"Fire and Brimstone," Forbes, August 25, 1997.

"Religion as Taught in the Public Schools," Forbes, July 7, 1997.

"Creating Forage Rights on Federal Range," People for the West (May 1997).

"Rothbard's Final Testament," Liberty, March 1997.

"Back to the Future," Forbes, February 24, 1997.

"The New Prohibitionists," Forbes, February 10, 1997.

"The Future of the National Forests," Society, November/December 1996.

"Privatize Inner-City Neighborhoods," The American Enterprise, November/December 1996.

"Salem Revisited," Forbes, November 4, 1996.

"Public Lands and Private Rights: History and Future Issues," Western Wire, Western Rural Development Center, Fall 1996.

"A Tragedy of the Commons," Forbes, September 23, 1996.

"Progressives: They Not Only Look Dead, They Are," The Weekly Standard, September 23, 1996.

"Ending the Range Wars?," Environment, July/August 1996.

"Bruce Babbitt, Pipeline to the Almighty," The Weekly Standard, June 24, 1996.

"The Chemical Inquisition," Liberty, May 1996.

"Environmental Creationism," Forbes, April 8, 1996.

"Shoot, Shovel and Shut Up," Forbes, December 4, 1995.

"Federal Land Transfer: Why and How?," SE Journal, Society of Environmental Journalists, Winter 1995.

"Voices from the Heartland: New Tools for Decentralizing Management of the West's Public Lands," Points West -- Special Report, Center for the New West (December 1995).

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“What is ‘Economic Theology,’” speech to the Second Abraham Kuyper Consultation on “Theology and Economic Life: Exploring Hidden Links,” Princeton Theological Seminary, Princeton, New Jersey, March 22, 2003.

“Economics as Religion,” speech to the Metanexus Institute (supported by the Templeton Foundation), Philadelphia, Pennsylvania, March 20, 2003.

"Privatizing the Neighborhood," speech to a conference on "Preserving the American Dream of Mobility and Homeownership," organized by The Thoreau Institute, Washington, D.C., February 24, 2003.

"The Theological Meaning of Economics," plenary speech to a conference on "Christianity and Economics: Integrating Faith and Learning in Economic Scholarship," Baylor University, Waco, Texas, November 9, 2002.

"Local Government as Private Property," speech to a conference on "Talking about Property Rights: Now and for the 21st Century," sponsored by the Lincoln Institute of Land Policy, Cambridge, Massachusetts, May 29, 2002.

"Economics and Religion: What is the Relationship?," luncheon speech to the National Economist Club, March 27, 2002.

"The Rise of Private Neighborhood Associations: A Revolution in Local Government," speech to a conference on "The Property Tax, Land Use and Land-Use Regulation," sponsored by the Lincoln Institute of Land Policy, Scottsdale, Arizona, January 15, 2002.

"A Case for Abolishing the U.S. Forest Service," luncheon speech to the National Economist Club, Washington, D.C., November 2, 2000.

"Follies of Federal Fire Policy," closing address to the annual meeting of the Property Rights Foundation of America, Albany, New York, October 21, 2000.

"Restoring Forest Health and Avoiding Catastrophic Fire on Federal Lands," Testimony to the Task Force on Natural Resource and the Environment, House Budget Committee, September 13, 2000.

"Policy Lessons of the Los Alamos Fire for Federal Land Management," Testimony to a joint hearing of the Subcommittee on Forests and Forest Health and the Subcommittee on National Parks and Public Lands, Committee on Resources, United States House of Representatives, June 7, 2000, on "Fire Management on Federal Lands."

"Private Property, Wildlife Management, and the Endangered Species Act," speech to the Ecology and Economics Seminar Series, sponsored by the Smithsonian Institution and Resources for the Future, Washington, D.C., September 30, 1996. Speech shown on CSpan.

"Progressivism: Past or Prologue?," speech to the Eris Society, Aspen Colorado, August 10, 1996.

"Restoring Federalism in Land and Resource Management," testimony before the Committee on Government Affairs, U.S. Senate, Washington, D.C., June 27, 1996.

"The Takings Provision of the Contract with America," presentation to a panel at the Annual Meeting of the American Economic Association, January 5, 1996.

"Public Lands and Environmental Policy: Assessing the Legislative Arena in 1995," speech to the

Environmental Issues Council, American Farm Bureau Federation, Washington, D.C., December 15, 1996.

"How Much is God Worth: The Problems -- Economic and Theological -- of Existence Value," presented at the Annual Meeting of the Southern Economic Association, November 20, 1995.

"The Future of the National Forests," testimony before the Subcommittee on Forests and Public Land Management, Senate Committee on Energy and Natural Resources, November 2, 1995.

"Free-Market Multiple-Use Management," speech to the Federalism Task Force of the annual meeting of the Western Legislative Conference, Council of State Governments, Salt Lake City, Utah, October 7, 1995.

"The Movement to Transfer Federal Lands to the States," speech to the annual meeting of the Western Planners Association, Park City, Utah, August 3, 1995

"Thinking about Transferring BLM Lands to the States," speech to the Delta/Montrose Partnership for Public Lands, Delta, Colorado, August 1, 1995.

"Federal versus State Land Management," testimony before the Subcommittee on National Parks, Forests and Lands, House Resources Committee, June 20, 1995.

"Transferring Federal Lands to the States: Issues and Options," speech to a Conference on "We the People: Public Lands/States Rights," Albuquerque, New Mexico, January 14, 1995.

Lectures on "The Microeconomics of Environmental Policy," "Risk Assessment," and "Environmental Religion," delivered to a "Seminar of [12 District and Appeals Court] Federal Judges on Environmental Economics and Policy," Elk Creek Ranch, Idaho, July 30-August 4, 1994.

"In Memoriam: On the Death of Progressivism and 'The Market Mechanism,'" paper presented to the 69th annual meeting of the Western Economics Association, Vancouver, British Columbia, June 29-July 3, 1994.

"Environmental Creationism: How Environmental 'Restoration' is a Theological, Not a Scientific Concept," paper presented to a Conference on the Environmental Management of Enclosed Coastal Seas," Baltimore, Maryland, November 10-13, 1993.

"Towards a New Paradigm for the Public Lands," speech delivered to a Conference on a New Era for the Western Public Lands, Natural Resources Law Center, University of Colorado Law School, Boulder, Colorado, September 20, 1993.

"The Theological Meaning of Economics," speech delivered at American Enterprise Institute seminar on religion and economics (organized by Michael Novak), November 19, 1992.

"Social Value Conflicts in the Making of Public Policy," seminar at the John F. Kennedy School of Government, Harvard University, Cambridge, Mass., October 16, 1992.

Participant in Adirondack Park Centennial Philosophers' Camp, discussion of philosophical and policy issues relating to the future of land use in Adirondack Park, taped for future showing by the Public Broadcasting System, Raquette Lake, New York, August 3-7, 1992.

"Public Land Management Issues and the Role of Economic Analysis," paper delivered to the Resource Policy Consortium, Washington, D.C., May 22, 1992.

"Does Environmental Regulation Equal Environmental Protection?: How Current Environmental Policy is Failing," speech delivered at the Heritage Foundation, Washington, D.C., March 24, 1992.

"Science, Religion and Environmental Policy," speech delivered at a conference on Seeing Another Shade of Green: New Perspectives on Economics and the Environment, Washington, D.C., March 13, 1992.

"What Do We Know for Sure about Economics That We Didn't Know Fifty Years Ago?," seminar given at the Economics Research Service, U.S. Department of Agriculture, Washington, D.C., February 20, 1992.

"Reaching for Heaven on Earth: The Theological Meaning of Economics," lecture given to the Center for Public Administration and Policy, Virginia Polytechnic Institute and State University, Falls Church, Virginia, February 5, 1992.

"The Theological Meaning of Economic Progress: Why the Market Hasn't Won Yet?," speech delivered at the American Enterprise Institute, Washington, D.C., January 10, 1992.

"The Environmental Movement: Where is it Coming From and Where is it Going?," speech delivered to the Research Management Committee of the Technical Association of the Pulp and Paper Industry (TAPPI), Scottsdale, Arizona, November 14, 1991.

"Reaching for Heaven on Earth: An Overview of the Main Themes," speech delivered at The American University, Washington, D.C., October 30, 1991.

"The New Environmental Gospel: Reaching for Heaven on Earth," speech delivered to the annual meeting of the Council of Industrial Boiler Owners, San Antonio, Texas, October 25, 1991.

"The Rise and Decline of the Progressive `Gospel of Efficiency,'" speech delivered to a conference on the Future of Western Water: Defining the Public Interest -- marking the 100th anniversary of the First Irrigation Congress, Utah State University, Logan, Utah, September 19, 1991.

"Zoning and the Takings Cause," remarks delivered to a panel at the 87th annual meeting of the American Political Science Association, Washington, D.C., August 29, 1991.

"A Brief Theology of Property Rights," speech delivered to the 1991 Regional Meeting of the Mont Pelerin Society on The Greening of Political Economy, Big Sky, Montana, August 24, 1991.

"The Judeo-Christian Roots of Ecotheology," luncheon address delivered to a Cato Institute Conference on Global Environmental Crises: Science or Politics?, Washington, D.C., June 5, 1991.

"The Theological Meaning of Economics," paper presented to the 60th annual meeting of the Southern Economic Association, New Orleans, Louisiana, November 18-20, 1990.

"Theological Economics," seminar at George Washington University, Washington, D.C., November 14, 1990.

"Trends in Tribal Self Governance," remarks delivered to a Conference on the New Federalism for American Indians, sponsored by the Mississippi Band of Choctaw Indians, Jackson, Mississippi, October 29-30, 1990.

"The Role of Policy Analysis in Budgeting," remarks delivered to a panel at the 12th annual meeting of the Association for Public Policy Analysis and Management, San Francisco, California, October 18-20, 1990.

"Should Policy Analysts Study Theology?," paper presented to the 12th annual meeting of the Association for Public Policy Analysis and Management, San Francisco, California, October 18-20, 1990.

"The Use of Economics in Government," seminar at The American University, Washington, D.C., September 26, 1990.

"Environmentalism and Libertarianism: The Crisis of Faith of Progressivism and a Common Search for a New Guiding Vision," paper presented to a Colloquium on "The New Environmentalists: Ecology vs. Liberty," Big Sky, Montana, June 7-9, 1990.

"New Incentives for Development in Indian Country," luncheon address delivered to the National Symposium on Native American Enterprise Zone Development," Washington, D.C., April 23, 1990.

"Planning and the Role of the Market in Federal Minerals Policy," luncheon address delivered to a Conference on Market Based Environmental Approaches in the Nonfuels Minerals Industry: Theory and Application, Washington, D.C., March 9, 1990.

"Economic Issues in the Multiple-Use Management of Public Rangelands," paper presented to the annual meeting of the Western Agricultural Economics Association, Coeur d'Alene, Idaho, July 9-12, 1989.

"Environmental and Scientific Values: A Conflict of Two Theological Traditions," paper presented to a conference on Business and the Environment: Applying Science to Environmental Policy in Canada and the United States, Big Sky, Montana, June 3-6, 1989.

"Prospects for Zoning Deregulation," remarks delivered to a panel at the Annual Meeting of the Association of American Geographers, Baltimore, Maryland, March 19-22, 1989.

"Giving Economic Advice to the New Administration," moderator and organizer of panel at the 101st Annual Conference of the American Economic Association, New York, New York, December 28-30, 1988.

"Economics as Theology," seminar at Brandeis University, Waltham, Massachusetts, October 7, 1988.

"The Privatization of Local Government: From Zoning to RCA's," paper presented to a conference on Residential Community Associations: An Inter-governmental Perspective, Advisory Commission on Intergovernmental Relations, Washington, D.C., June 13-14, 1988.

"The Office of Policy Analysis in the Department of the Interior: A Brief History," paper presented to a Conference on The Practice of Policy Analysis: Mutual Implications of Context and Methodology, University of Texas, Austin, Texas, March 23-25, 1988.

"Private Rights to Government Actions: How Modern Property Rights Evolve," seminar at Clemson University, Clemson, South Carolina, October 9, 1987.

"Improving Market Mechanisms in U.S. Forestry," paper presented to a Conference on the Relationship between the RPA Assessment and RPA Program, Yale School of Forestry and Environmental Studies, Airlie House, Virginia, September 21-23, 1987.

"The Role of Government Economists: Art or Science?" luncheon address delivered to the monthly meeting of The Society of Government Economists, Washington, D.C., July 8, 1987.

"American Indians and the Bureaucracy," paper presented to a Conference on American Indians: Culture, Property Rights, and Liberty, Pacific Research Institute for Public Policy, Old Town Alexandria, Virginia, May 20-22, 1987.

"A Case for Governmental Decentralization -- with Illustrations from Public Land and Resource Management," speech delivered to a Conference on Nevada and the Federal Government: A Constitutional Bicentennial Review, University of Nevada - Reno, Nev., February 20, 1987.

"The Report of the Task Force on Indian Economic Development," speech delivered to the 1987 Reservation Economic Summit on Private Sector Job Creation, The National Center for American Indian Business and Economic Development, Anaheim, Calif., February 18, 1987.

"Zoning Myth and Practice -- from Euclid into the Future," paper presented to a Roundtable on Euclid at Sixty: Both Past and Prologue, Lincoln Institute of Land Policy, Cambridge, Mass., October 24, 1986.

"Free-Market Zoning," luncheon address delivered to annual meeting of Michigan Society of Planning Officials, Boyne Falls, Michigan, October 3, 1986.

"Issues in Public Land Policy," remarks delivered to a panel at the 82nd Annual Conference of the

American Political Science Association, Washington, D.C., August 28-30, 1986.

"The Economics Profession and the Making of Public Policy," seminar at Resources for the Future, Washington, D.C., May 14, 1986.

"Rethinking Zoning," speech delivered to a Conference on the Future of Zoning, sponsored by the Lincoln Institute of Land Policy, Chicago, Illinois, October 26, 1985.

"Western and Federal Coal Development: Prospects and Policy Issues," paper presented to The Southern Natural Resource Economics Committee, Lexington, Kentucky, May 16, 1985.

"Policy Analysis: Art or Science?" speech delivered to a Symposium on Natural Resources and Policy Analysis, Utah State University, Logan, Utah, March 28, 1985.

"The Future of Federal Forest Management: Options for Change," speech delivered to The Mission Symposium on the Future of the National Forests, San Francisco, California, December 13-15, 1984.

"Public Land Policy Issues," seminar at University of Rochester, Public Policy Program, Rochester, New York, December 5, 1984.

"Successful Offices of Policy Analysis," moderator and organizer of panel at 6th Annual Research Conference of the Association for Public Policy Analysis and Management, New Orleans, Louisiana, October 18-20, 1984.

"The Federal Coal Leasing Commission: The Story of A Minor Success," paper presented to the 6th Annual Research Conference of the Association for Public Policy Analysis and Management, New Orleans, Louisiana, October 18-20, 1984.

"Lessons from Public Land Management in the United States," paper presented to a Conference on Towards Native Self-Reliance, Renewal and Development, Vancouver, British Columbia, August 19-23, 1984.

"Western Coal Policy" speech delivered to a Conference on Emissions Trading: The Implications for Attainment of Environmental Quality Goals, SO₂ Management, and Western Coal Policy, sponsored by the Department of the Interior and the Council on Environmental Quality, Washington, D.C., July 16-17, 1984.

"The Report of the Coal Commission: Procedures and Findings," seminar at Resources for the Future, Washington, D.C., April 18, 1984.

"Seeking Alternatives to Federal Land Ownership: Assessing the Sagebrush Rebellion and the Privatization Movement," paper presented to the 45th National Conference of the American Society for Public Administration, Denver, Colorado, April 8-11, 1984.

"The Political Economy of Federal Coal Development," paper presented to a Conference on

Explorations in Energy Development and Policy: A Western Drama, Utah State University, Logan, Utah, September 28-30, 1983.

"How Property Rights Evolve: An Austrian Approach to Property Rights," paper presented to the 58th Annual Conference of the Western Economics Association, Seattle, Washington, July 20-24, 1983.

"The Future of Western and Federal Coal Production," speech delivered at a Conference on Energy Development in the Western United States: Financing Prospects and International Implications, International Research Center for Energy and Economic Development of the University of Colorado, Denver, Colorado, March 21-23, 1983

"Different Roles for Policy Analysis," seminar for Office of Policy Analysis Seminar Series, U.S. Department of the Interior, Washington, D.C., February 10, 1983.

(with Donald J. Bieniewicz) "Planning a Market for Federal Coal Leasing," paper presented to 95th Annual Conference of the American Economics Association, New York, N.Y., December 28-30, 1982.

"The Roles of Planning and The Market in Federal Coal Management," seminar at Resources for the Future, Washington, D.C., October 6, 1982.

"Ideology and Public Land Policy: The Current Crisis," paper presented at workshop on Rethinking the Federal Lands, sponsored by Resources for the Future, Portland, Oregon, September 9-10, 1982.

"The Role and Impact of Diligent Development Requirements," seminar at American Petroleum Institute, Washington, D.C., June 1982.

"Making Sense of the Sagebrush Rebellion," paper presented to the 24th Annual Conference of the Western Social Science Association, Denver, Colorado, April 21-24, 1982.

"Agricultural Zoning: A Case Study in the Purposes, Consequences and Alternatives to Zoning," paper presented to the Conference on Agricultural Land Preservation -- Economics or Politics, Montana State University, Bozeman, Montana, December 2-6, 1981.

"Making Sense of the Sagebrush Rebellion: A Long Term Strategy for the Public Lands," paper presented to the Third Annual Conference of the Association for Public Policy Analysis and Management, Washington, D.C., October 23-25, 1981.

(with Christopher Leman) "Problems in Implementing Economic Analysis: Some Lessons from the Land and Water Management Agencies," paper presented to the Second Annual Conference of the Association for Public Policy Analysis and Management, Boston, Mass., October 23-25, 1980.